

### Bradley Ranch Metropolitan District

For an electronic copy of our newsletter and additional information regarding our community please visit our website at [HTTPS://WWW.BRADLEYRANCHMD.ORG/](https://www.bradleyranchmd.org/)

#### **Board of Directors:**

Sean Helzer, President  
Rose Schultz, Vice President  
Ryan Likness, Treasurer  
Robert Orwig, Assistant Treasurer  
Christopher Nickell, Secretary

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#### List of 2024 Events

**February 28, 2024:** Brandley Ranch MD Quarterly Board Meeting

**TIME:** 7:00 p.m.

**LOCATION:** Google Meet Link: <https://meet.google.com/rez-bxyh-wvp>

**PHONE:** (US) +1 956-520-3428 PIN: 233 601 044#

**May 15, 2024:** Brandley Ranch MD Quarterly Board Meeting, Google Meet, 7pm

**August 21, 2024:** Brandley Ranch MD Quarterly Board Meeting , Google Meet 7pm

**November 20, 2024:** Brandley Ranch MD Annual Board Meeting, Google Meeting and Library, 1pm

#### New Committees

Several committees have been established to better serve the community. The purpose of these committees is to conduct the District's business in an efficient manner. Members of the board lead each committee.

Below is a list of the committees and the board members assigned responsibility

**Landscaping Maintenance and Capital Projects: (Sean Helzer and Ryan Likness)**

**Covenant Enforcement (Chris Nickell and Ryan Likness)**

**Back Office Operations (Sean Helzer and Chris Nickell)**

**Design Review (Bylaws) (Robert Orwig)**

**Social (Rose Schultz)**

**Governance (Rose Schultz)**

The Design Review (Bylaws) committee is seeking one volunteer to assist the committee. For additional information regarding the Design Review Committee, please contact Robert Orwig at [boborwig@bradleyranch.org](mailto:boborwig@bradleyranch.org).

The Social committee is seeking one to three volunteers to assist the committee. Volunteers would assist with planning events such as weekly food truck events, community garage sales, community clean up events, and other events to promote community unity. Those interested in volunteering, please contact Rose Schultz at [roseschultz@bradleyranch.org](mailto:roseschultz@bradleyranch.org).

Please include your full name and residential address in your email.

### **Bradley Ranch MD Projects**

#### **Pocket Park Near Odin and Makalu**

A small park will be developed in an open space near Odin and Makalu. Proposals are being solicited for the creation of the park. As proposals are being gathered for review, the community landscaper will be taking measures to control soil erosion and run off in the area. The preliminary design for the park contains a pavilion, benches, playground, and a grassy area.

#### **Community Landscaping**

Five new pet stations were installed in the community. Erosion cleanup has occurred across the community..

### **General Community Reminders and Information**

**Snow Removal:** We would like to remind residents to properly maintain their sidewalks during the winter months. Homeowners are responsible for the sidewalks around their home. Colorado law requires residents to clear sidewalks within 24 hours after a snowstorm to allow safe use by pedestrians. This is particularly important along school pedestrian routes to prevent children from having to walk in the street.

For additional information please view the Cities announcement:  
[coloradosprings.gov/neighborhood-services/page/snow-shoveling](https://coloradosprings.gov/neighborhood-services/page/snow-shoveling)

The new landscape maintenance company does pre-treat Tochal prior to snow storms to help prevent freezing and the snow on the road will be plowed when the snow is over 2”.

**Community Landscaping:** Bradley Ranch now has a new vendor (Anderson) for landscape maintenance. If residents see any issues with the community landscaping please email [landscaping@brandleyranch.org](mailto:landscaping@brandleyranch.org). Some examples of reportable issues are sprinkler issues, pet stations, mailbox lights, mowing, perimeter fence damage, trees, and public trash policing.

**Home Improvements:** Spring is right around the corner and homeowners may be looking into various outdoor projects. Please be sure to consult the communities Design Guidelines and if needed submit a DRC Request for modifications or improvements to your property. It should be noted that all accessory structures in excess of a total of 25 square feet of floor area require DRC approval. This includes shed and gazebos. For more details please review the communities design guidelines posted at <https://www.bradleyranchmd.com/governing-information>

**Pets Outdoors:** The weather in Colorado Springs can fluctuate quickly from a sunny 60 degree day to a freezing 12 degree night. Please keep your pets indoors during adverse weather. Also pets are required to be on a leash at all times while off of a homeowner's property. This includes walks regardless of training or temperament.

**Street Parking for an Extended Amount of Time:** It has been noted that some vehicles stay parked along the streets in Bradley Ranch for much longer than the 3 day limit. Please be aware that there is a 3 day limit for street parking and move your vehicle accordingly. Per our communities Declaration of Covenants Conditions and Restrictions for Bradley Ranch, Article 2, Section 2.15 Vehicles; Parking. "Passenger vehicles owned, leased, rented, or used by Owners or any other Person used as primary transportation on a day-to-day basis shall not be parked on any street within the Property for longer than seventy-two (72) consecutive hours without being moved."